

Differences between the B-3 to B-2 (all other uses are the same):

Uses	B3	B2
Marinas for sale, service, and storage of motorboats and related water craft	P	
Motorized vehicle repair/service	C	P
Motorized vehicle sales	C	
Off-sale alcoholic beverages	S	C
Outdoor seasonal sales	P	P
Service and repair facilities	C	P
On-sale alcoholic beverages	S	C
Contractor services	C	
Cabinet shops or stores	C	
Optical lens grinding and finishing	P	
Excavation and Stone Milling including: Extraction of sand, gravel, soil and mining, quarrying, stone mills		S

P= Permitted by Right
C= Permitted with Conditions
S= Special Permit Required
blank= Not Permitted
red letters= changed by reFORM

Height: Changes from 45' in existing B-3 to 50' in B-2 unless adjacent to R-1 to R-4: Buildings abutting the R-1 through R-4 zoning districts shall be required to have one additional foot of setback to any required side and/or rear yard for each one foot of building height in excess of the lesser height of the district (increases from 35' in B-3 to 40' in B-2).

Setbacks: Front yard changes from 0' in B-3 to 20' or 0' from a Pedestrian Oriented Route in B-2. Side yard increases from 0' for commercial and 5' when abutting commercial to 20' unless a commercial use is abutting commercial, then 0'. Rear yard for B-3 is 0' unless abutting residential, then it is 30'. Rear yard for B-2 is 50' unless a commercial use abuts commercial, then 0'.

Parking: Reduced from 1/300 sq. ft. to 1/600 sq. ft. and increased distance from 300 feet to 600 feet.

Signs:

			Today			reForm	
			Inside Front Yard	Outside Front Yard		Inside Front Yard	Outside Front Yard
B-3 to B-2	Freestanding	1 per business per frontage OR	50 sq. ft./15 ft. tall	100 sq. ft./25 ft. tall	1 per main building AND	50 sq. ft./12 ft. tall	100 sq. ft./18 ft. tall
	Center	1 per frontage	50 sq. ft./15 ft. tall	150 sq. ft./35 ft. tall	1 per frontage	50 sq. ft./12 ft. tall	150 sq. ft./35 ft. tall